

Commercial Report



Mitchell College of Business
Center for Real Estate Studies



Baldwin County

Land Properties Advertised for Sale

Part I

Fall, 2008

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"Education you can use"

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Baldwin County

Land Properties Advertised for Sale

Part I

Introduction

This report includes 116 advertisements for Land in Baldwin County for Fall, 2008.

Readers should remember that all types of uses are grouped together. An advertised price-per-acre was calculated, and sorted by zipcode. The results show trends and activity by location.

The report is in two separate parts and both are available on the Center for Real Estate Studies (CRES) website: <http://cres.southalabama.edu>

Special thanks to the **Commercial Property Directory, Birmingham** for their cooperation in providing the data in this report.

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Land Property Advertised For Sale

Asking Price Per Acre by Zipcode

Note: All potential uses are grouped together.

Zipcode	Adv. Price Dollars	Acreage Number	Price/ acre* Dollars*
36507	699,000	50	13,980
36507	4,477,175	164.3	27,250
36507	250,000	7	35,714
36526	495,000		
36526	653,000		
36526	2,500,000		
36526	228,690		
36526		48	
36526	850,000	8.85	96,045
36526	600,000		
36526	1,650,000	8.65	190,751
36526	495,000		
36526	549,500		
36526	239,900	0.42	571,190
36526	285,000	2.88	98,958
36526	490,000	0.666	735,736
36526	690,000	1.25	552,000
36526	77,500		
36526	325,000		
36526	690,000	0.666	1,036,036
36526	7,200,000	160	45,000
36526	299,000	2	149,500
36526	250,530		
36526	370,040		
36527	881,000		
36527	605,000	2.42	250,000
36527	190,000	0.5	380,000
36527	600,000	1.1	545,455
36527	3,525,000	47	75,000
36527		1.56	
36527	485,000	1.71	283,626
36530	575,000	4.24	135,613
36530	60,000		
36530	875,000	9	97,222
36532	75,000		
36532	232,395	9.7	23,958
36532	133,500		
36532	126,000		
36532	1,300,000	2.7	481,481
36532	2,200,000	2.09	1,052,632
36532	328,000		
36532	749,500		

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Asking Price Per Acre by Zipcode

Zipcode	Adv. Price Dollars	Acreage Number	Price/ acre* Dollars*
36532	1,750,000	22.22	78,758
36532	174,900		
36532	869,500		
36532	114,500		
36532		1.12	
36532	1,244,000	3.57	348,459
36532	964,000	8	120,500
36532	1,652,000	4.3	384,186
36532	7,995,000	123	65,000
36532	359,000	1	359,000
36532	289,000	0.75	385,333
36532	199,000	1	199,000
36535		300	
36535	2,500,000	17	147,059
36535	989,500		
36535		55	
36535		19	
36535	2,250,000	30	75,000
36535	2,155,000	2.75	783,636
36535	1,800,000	19	94,737
36535	449,000	4	112,250
36535	989,500	33	29,984
36535	16,500,000	113	146,018
36535	495,000	1.11	445,946
36535		4.86	
36535		4	
36535	281,350	3.31	85,000
36535	588,200	6.92	85,000
36535	3,780,000	108.5	34,839
36536	695,000		
36536	2,800,000		
36536	1,400,000	15.32	91,384
36542	899,000		
36542	1,895,000		
36542		1.4	
36542	525,000	1.11	472,973
36542		30	
36542	6,500,000		
36549	539,000	21.56	25,000
36551	145,000	1.6	90,625
36551	871,200	20	43,560
36551	250,000	2	125,000
36551	5,000,000	219.59	22,770

Land Property Advertised For Sale

Asking Price Per Acre by Zipcode

Zipcode	Adv. Price Dollars	Acreage Number	Price/ acre* Dollars*
36551	1,400,000	5.1	274,510
36551	280,000	5	56,000
36551	200,000	1	200,000
36551	785,000	2.2	356,818
36551		3900	
36551	1,950,000	78	25,000
36551	3,750,000	29	129,310
36559	198,500		
36561	1,800,000	3	600,000
36561	12,000,000	22.5	533,333
36561	5,500,000	18.6	295,699
36567	24,850,000	9.4	2,643,617
36567	999,900		
36567	1,596,800	32	49,900
36567	693,922	48	14,457
36567	160,000	0	
36567	125,000	0.39	320,513
36567	870,000	15	58,000
36577	299,000	1.73	172,832
36579	1,298,375	325	3,995
36580	300,000	2.12	141,509
Median #	690,000	5.10	135,613
Properties Reporting	116	77	65

* Figures represent price-per-acre.

For example, \$125,000 price divided by .39 acre is entered as \$320,513.00

Properties Lacking Zipcodes Not Included Above

Zipcode	Adv. Price Dollars	Acreage Number	Price/ acre* Dollars*
NO ZIP		8.5	
NO ZIP	135000	1.69	79882
NO ZIP		214	
NO ZIP		100	

Zip Code, City and Area Code

Zip	City	Area Code
36507	Bay Minette	251
36511	Bon Secour	251
36526	Daphne	251
36527	Spanish Fort	251
36530	Elberta	251
36532	Fairhope	251
36533	Fairhope	251
36535	Foley	251
36536	Foley	251
36542	Gulf Shores	251
36547	Gulf Shores	251
36549	Lillian	251
36550	Little River	251
36551	Loxley	251
36555	Magnolia Springs	251
36559	Montrose	251
36561	Orange Beach	251
36562	Perdido	251
36564	Point Clear	251
36567	Robertsdale	251
36574	Seminole	251
36576	Silverhill	251
36577	Spanish Fort	251
36578	Stapleton	251
36579	Stockton	251
36580	Summerdale	251

26 Total